CITY OF ROCHESTER 30 CHURCH STREET

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:30 PM - 6:30 PM

CONFERENCE ROOM 008A**

**(Please note Room Change)
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

JANUARY 09, 2012

- I. MEETING WITH STAFF
- II. Informational Meeting/Public Hearing

Case 1 Informational Meeting

File Number: OMA-02-11-12

Case Type: Official Map Amendment Applicant: City of Rochester, DES

Address: Emerson – Locust Connector Street **Zoning District**: R-1 Low Density Residential District

Quadrant: NW

Section of Code: Chapter 76

Purpose: To amend the Official Map of the City of Rochester by dedicating a

new street between Emerson Street and Locust Street and naming it "Sawdey Way"; an action requiring City Planning Commission

recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

Case 2 Informational Meeting

File Number: OMA-03-11-12

Case Type: Official Map Amendment Applicant: City of Rochester, DES 120 East Avenue

Zoning District: CCD-M (Center City District – Main Street)

Quadrant: CCD

Section of Code: Chapter 76

Purpose: To amend the Official Map of the City of Rochester by dedicating a

triangular piece of land at the corner of East Avenue and Swan Street as right-of-way for the construction of a new handicap ramp; an action requiring City Planning Commission recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

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Case 3 Informational Meeting

File Number: M-03-11-12

Case Type:Zoning Map AmendmentApplicant:Providence HousingProperty Address:414 Lexington Avenue

Zoning District: R-1 Low Density Residential District

Quadrant: NW Section of Code: 120-190C

Purpose: To amend the Zoning Map of the City of Rochester by rezoning the

property at 414 Lexington Avenue (the former Holy Rosary campus) from R-1 Low Density Residential to R-3 High Density Residential in conjunction with the proposed conversion of the school, church, convent and rectory buildings into 35 multi-family residential units and tenant community space; an action requiring City Planning

Commission recommendation to City Council.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 4

File Number: S-01-11-12 Case Type: Subdivision

Applicant: Jeffrey Smith, Woodstone Custom Homes

Property Address: 1170 Genesee Street & 53, 57, 63, & 69 Oak Hill View

Zoning District: R-1 Low Density Residential District

Quadrant: SW

Section of Code: Chapter 128

Purpose: To subdivide five (5) lots, approximately 4.5 acres, into 29 lots and

construct a public street for the proposed development of single family detached dwellings; an action requiring City Planning

Commission approval.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 5

File Number: E-019-11-12 Held from the Case Type: Special Permit – Renewal November 28, 2011Hearing

Applicant: Fathi Saeed – Expression Clothing

Property Address: 691 S. Plymouth Avenue

Zoning District: R-1 Low Density Residential District

Quadrant: SW

Section of Code: 120-192B(4)(e)

Purpose: To continue the use of this commercial space as a clothing and

footwear store with the hours of operation from Sunday to Thursday until 9:00 PM and Friday and Saturday until 10:00 PM; an action

requiring City Planning Commission approval.

SEQR: Type II

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Case 6

File Number: E-020-11-12 Held from the

Case Type: Special Permit – Renewal November 28, 2011Hearing

Applicant: Fred Rainaldi – Rite Aid
Property Address: 565 – 573 Monroe Avenue
Zoning District: C-2 Community Center District

Quadrant: SE

Section of Code: 120-192B(4)(e)

Purpose: To continue the 24-hour operation at this Rite Aid; an action requiring

City Planning Commission approval.

SEQR: Type II

Case 7 Rescheduled from the File Number: E-021-11-12 November 28, 2011 Hearing

Case Type: Special Permit - Renewal

Applicant: Mustafa Almansari – Monroe Convenience Store

Property Address: 1136 Monroe Avenue

Zoning District: C-1 Neighborhood Center District

Quadrant: SE

Section of Code: 120-192B(4)(e)

Purpose: To continue the extended hours of operation at this convenience store

to 12:00 AM daily; an action requiring City Planning Commission

approval.

SEQR: Type II

Case 8

File Number: E-035-11-12

Case Type: Special Permit - Renewal

Applicant: Joe James, Sr. **Property Address:** 445-447 North Street

Zoning District: C-2 Community Center District

Quadrant: NE Section of Code: 120-143

Purpose: To maintain use of the rear building as an auto-repair facility; an

action requiring City Planning Commission approval.

SEQR: Type II

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Case 9

File Number: E-036-11-12
Case Type: Special Permit
Applicant: Marlene Fargo

Property Address: 1534 North Goodman Street

Zoning District: R-1 Low Density Residential District

Quadrant: NE Section of Code: 120-199

Purpose: To re-establish the use of the vacant nonconforming space on the first

floor of this building with a Bridal Boutique; an action requiring City

Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 10

File Number: E-037-11-12
Case Type: Special Permit

Applicant: Elisabeth Small – Pandaman Toys

Property Address: 439 Monroe Avenue **Zoning District:** C-2 Community Center

Quadrant: SE Section of Code: 120-43K

Purpose: To add live entertainment to Pandaman Toys, a mixed use

establishment comprised of a gallery, a café and retail; an action

requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission